

**Legislation Text**

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Agenda Date: 01/14/2020

Subject:  
Discussion of Downtown Design Standards

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**PURPOSE:**

To discuss proposed phase 1 changes to the Downtown Design Standards.

**PRESENTATIONS:**

<b>Staff Presenter(s):</b>	Jennifer Q. Henninger, Community Development Director Michael Sutherland, Deputy Director
<b>Additional Presenter(s):</b>	N/A

**SUMMARY:**

Prior to the 2018 launch of Envision Littleton, the need for a new Land Use Code was identified. The next step in planning for Littleton's future is the two-year process to create a new Unified Land Use Code (ULUC) for the city. Since the adoption of the Comprehensive Plan in 2019, staff identified the policies and goals that specifically apply to downtown development. As a precursor to the kickoff of the ULUC process, staff identified potential conflicts/inconsistencies in the code that may be addressed with precursor modifications to the following categories:

- Public engagement requirements and practices
- Inconsistent allowed uses
- Lot-development regulations
- Parking regulations and recommendations
- Height

After the December 10, 2019 study session, staff drafted several proposed changes to address the conflicts as set forth above that include changes to the Littleton City Code, the Downtown Littleton Design Standards (design standards), as well as administrative operating standards. At the January 7 study session, council directed staff to continue with the proposed changes and initiate discussions with both planning commission and city council regarding the changes in a series of study sessions over the next three months. The purpose of the January 14 study session is to discuss the ten proposed changes to the design standards in detail. Summaries of the proposed changes are attached.

**PRIOR ACTIONS OR DISCUSSIONS:**

- October 15, 2019 - Adoption of Comprehensive Plan
- December 10, 2019 - Study Session - Downtown Development Mitigating Conflicts Between Regulations and New Policies

- January 7, 2020 - Study Session - Preserving Character through Changes to Code, Design and Operational Standards

### **ANALYSIS:**

This study session will focus on the ten recommended changes to the design standards which affect only properties within the downtown area. The proposed changes to the design standards include modifications to development regulations, and parking (two of the five areas of conflict identified in prior study sessions). There are no recommended changes related to the design standards for height, public engagement, or allowed uses.

The development regulations which staff are recommending changes to include:

- Clarifying façade requirements
- Adding several new definitions
- Clarifying utility appurtenances locations
- Establishing upper-story and massing setbacks
- Adding parking requirements specific to new residential developments within the downtown area

The parking requirements for development in downtown can be confusing to citizens and developers. The proposed changes would require off-street guest parking and modify off-street parking requirements to tie the required number of spaces to the number of bedrooms in a residential unit.

A more detailed analysis of the proposed changes is attached along with a “blue-lined” version of the design standards. The blue-line version shows the proposed language changes.

### Council Goal, Objective, and/or Guiding Principle

One of council’s 2019 goals was to update the code extending into 2021. This is directly related to the code update goal and relates to the Envision Littleton objective.

### Fiscal Impacts

None. Discussion item only. Depending on outcomes, staff will prepare a fiscal impact analysis for alternatives as necessary.

### Alternatives

Do not adopt recommended changes to design standards.

- Risk: continues to allow downtown development that may not meet character expectations set by the Comprehensive Plan

### **STAFF RECOMMENDATION:**

Recommend moving forward with ten specific changes to the design standards.